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DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

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KNOW ALL MEN BY THESE PRESENTS,
019659

That, **Terry Tiner** of Belgrade, in the County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of **John H. Stetson**, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Susanne B. Anich** of Portland, in the County of Cumberland, State of Maine, (with a current mailing address of P.O. Box 324, Portland, Maine 04112), a certain lot or parcel of land with the buildings thereon situated partly in Waterville and partly in Oakland, County of Kennebec, State of Maine, described as follows:

Easterly by the Marston Road, so-called; northerly by land formerly owned or occupied by William Marston and/or Florian Hallee and now believed to be owned/occupied by one Simpson; westerly by land now or formerly of Hallee and by land formerly of George Rice and now or formerly owned or occupied by Frank Clement; southerly by land of J. Hobart Pierce formerly known as the "Mussey Place", and by other land of J. Hobart Pierce formerly owned or occupied by Ernest A. Eustus, and being all that remains of the property conveyed by Arthur W. Stetson to John H. Stetson by Warranty Deed dated August 15, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1088, Page 145, situated westerly of the Marston Road.

Excepted from the above described real estate are the following conveyances:

- a) Deed from Arthur W. Stetson to Milton G. Stetson dated December 18, 1954 and recorded in the Kennebec Registry of Deeds in Book 986, Page 306;
- b) Property conveyed by John H. Stetson to the Kennebec Valley Baptist Church by deed dated July 13, 1989 and recorded in the Kennebec Registry in Book 3578, Page 135 (Parcel Two);
- c) Property conveyed by John H. Stetson to Willard and Myra Kerschner by deed dated July 20, 1991 and recorded in the Kennebec Registry of Deeds in Book 3961, Page 179;

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d) Property conveyed by John H. Stetson to Scott and Amy Marie Weeks by Deed dated June 21, 1993 and recorded in the Kennebec Registry of Deeds in Book 4419, Page 129 (which conveyance includes the right to use a 50 foot right of way in common with Grantor running from the Marston Road westerly to the property therein described over which utility easements have been granted by the Weeks to Central Maine Power and New England Telephone by instruments dated 7/15/93 and recorded in the Kennebec Registry in Book 4442 Page 278 and Book 4503 Page 268); and

e) Property conveyed by the Estate of John H. Stetson to Willard and Myra Kerschner by deed dated March 30, 2000 and recorded in the Kennebec Registry of Deeds in Book 6189, Page 299.

Witness my hand and seal this 17th day of July, 2001.

Signed, Sealed and Delivered
in the presence of

Estate of John H. Stetson

R. H. H.

By *Terry Tiner, P.R.*
Terry Tiner
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Dated: July 17, 2001

Then personally appeared the above named Terry Tiner, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

R. H. H.
Notary Public
Print Name: WESLEY M. MASON
My Commission Expires: November 6, 2002

RECEIVED KENNEBEC SS.

2001 JUL 18 AM 9:00

ATTEST *Theresa Reed Jones*
REGISTER OF DEEDS